

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Senior Planner

FROM: Anthony Satarino, Planner

SUBJECT: Consider/Discuss/Act on the Request by Kimley-Horn and Associates, Inc., on Behalf of LevCal Custer, L.L.C., for Approval of a Preliminary-Final Plat for Lots 1R2 and 4R, Block A, of the Parcel 601-603 Addition, Approximately 52.69 Acres, Located on the Southeast Corner of Custer Road and U.S. Highway 380 (University Drive).

APPROVAL PROCESS: The Planning and Zoning Commission is the final approval authority for the proposed preliminary-final plat.

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following condition:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist, attached.

Prior to filing the plat for record:

2. The applicant revise the plat to change the title block and dedication language of the plat to reference the proposed lots as Lot 1R2 and Lot 4R, Block A.
3. The applicant revise the plat to correctly reference in the title block that this plat is a replat of Lot 1R and Lot 4, Block A of Parcel 601-603.
4. The applicant revise the plat to remove all utility lines, only showing the easements.

APPLICATION SUBMITTAL DATE: November 14, 2012 (Original Application)
April 11, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to plat Lots 1R2 and 4R, Block A of Parcel 601-603, approximately 52.69 acres, located on the southeast corner of Custer Road and U.S. Highway 380 (University Drive). A site plan for Fabulous Car Wash (formerly Tommy Car Wash – 11-174SP) was recently approved by the Planning Department for Lot 4R, Block A of the subject property.

PLATTING STATUS: The subject property is currently platted as Lot 1R and 4, Block A of Parcel 601-603. Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

SURROUNDING ZONING AND LAND USES:

Subject Property: “BG” General Business District and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)

North	“AG” – Agricultural District	Brackeen Mini Storage, Single Family Residences, and Undeveloped Land
	“BG” – General Business District	Vacant Convenience Store and Motor Vehicle Fuel Sales
	“C” – Planned Center District	Single Family Residence, and Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2004-09-093 (Commercial Uses)	Ewing Irrigation Products, and Undeveloped Land
	“PD” – Planned Development District Ordinance No. 2005-06-064 (Commercial Uses)	Brackeen Mini Storage
	“PD” – Planned Development District Ordinance No. 2009-04-026 (Commercial Uses)	7-Eleven Convenience Store and Motor Vehicle Fuel Sales
South	“PD” – Planned Development District No. 2001-07-080 (Open Space Uses)	Private Open Space
East	“PD” – Planned Development District 2001-07-080 (Open Space Uses)	Private Open Space
West	“PD” – Planned Development District Ordinance No. 2004-10-109 (Commercial Uses)	Wal-Mart Supercenter, Wachovia Bank, and Undeveloped Property

TREE PRESERVATION ORDINANCE: The applicant will be responsible for complying with the Tree Preservation Ordinance, and for submittal of an Affidavit of No Trees, subject to review and approval by the City Arborist.

PUBLIC IMPROVEMENTS:

Sidewalks: Required along U.S. Highway 380 (University Drive) and Custer Road.

Hike and Bike Trails: Not Required

Road Improvements: All road improvements necessary for this development, and as determined by the City Engineer

Utilities: All utilities necessary for this development, and as determined by the City Engineer

Discussion: Under the requirements of the Subdivision Ordinance, the applicant will be required to construct all necessary public improvements prior to filing the associated plat, unless otherwise specified in an approved facilities agreement.

DRAINAGE: The applicant will be responsible for all drainage associated with the subject property, and for compliance with the Storm Water Ordinance, which may require on-site detention. Grading and drainage plans are subject to review and approval by the City Engineer, prior to issuance of a building permit.

FEES:

Roadway Impact Fees: Applicable (Ordinance No. 2008-10-173)

Utility Impact Fees: Applicable (Ordinance No. 2008-10-174)

Median Landscape Fees: Not Applicable

Park Land Dedication Fees: Not Applicable

Pro-Rata: As determined by the City Engineer

CONFORMANCE TO THE MASTER THOROUGHFARE PLAN (MTP): The proposed request does not conflict with the Master Thoroughfare Plan.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

ATTACHMENTS:

- Standard Conditions for Preliminary-Final Plat Approval Checklist
- Maps

- Letter of Intent
- Proposed Preliminary-Final Plat